

Jones County Land Use
 Rm 113 Courthouse, 500 W Main St.
 Anamosa, Iowa 52205
 Phone: 319-462-2282 Fax: 319-462-5815
 Email: landuse@jonescountyiowa.gov
 Website: www.jonescountyiowa.gov



Jones County Zoning

Special Permitted Use Application

For Office Use Only		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ Signature of Jones County Land Use Administrator		

The Board of Adjustment will review the proposal and deny or approve.

Fee: \$250.00 (non-refundable) payable to Jones County, with the completed application pd
ck

Date Application Filed: 7/28/21

Owner Information			
Name on property: JEFF AND ANGELA SHADY			
Address to receive mail:		House Number & Street: 10863 MADISON ROAD	Apartment/Unit
		City: CENTER JUNCTION	State: IOWA
		Zip Code: 52316	
Phone:	(319) 480-4712	E-mail Address:	jeff.shady123@gmail.com

Applicant Information			
Name: (If different from above.)			
Address to receive mail:		House Number & Street:	Apartment/Unit
		City:	State:
		Zip Code:	
Phone:	()	E-mail Address:	

Parcel Information			
Township	T84N	Section	21
Property Address		10863 MADISON RD.	
Zoning District:	Madison Twp	County Parcel ID(s), if known: 1121100005	
Agricultural			

Additional information regarding the parcel(s), if any:

Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

R - Residential District Special Permitted Uses Article V – Section 3. D.

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.

- Home-based industries subject to Article VII.

C1 - Commercial District Special Permitted Uses Article V – Section 5. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

I1 - Industry District Special Permitted Uses Article V – Section 7. D.

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

Jeff & Angela Shady

Narrative

I presently rent shop facilities at Lambert Livestock 1799 S. Main Street Monticello IA. The recent fire has caused me to look for alternate locations for my trucking business. The landlord has given me until the end of the year to look for alternate locations.

My trucking business consists of 5 livestock trailers and one grain trailer. I own 2 semi tractors with these trailers and I have 3 other owner operator tractors pull my 3 livestock trailers. 98% of the hauling is livestock with only 2% being grain such as corn and beans. We support the livestock operations in Jones, Jackson and Dubuque Counties. Hours of operation are 6 am to 6 PM Monday through Friday.

We are proposing the construction of a 40x90 shop structure with 2 overhead doors facing the west. There will be a drive over pit on the one stall similar to my current location for oil changes and minor maintenance. There will be a small office in the corner of the building with water for a sink washing area will be provided from the existing well. Trucks and trailers pulling into this requested location will always be empty and no cattle will be housed overnight.

The driveway location for the proposed building is an existing drive on the west end of the property and is at the crest of the hill so visibility is very good from both directions. The trailers will not be washed out at this location. However, there will be a small open pit location on the SW corner of the property for the trailers to have a broom out clean out area where the manure can be hauled when necessary. This will be concrete and will control any liquid manure or run off from the trailers until a time when it can be pumped and applied meeting manure application requirements.

I have attached a small drawing from beacon for the site plan. If there are any questions please feel free to call me at 319-480-4712

Thank you for the consideration, Jeff Shady

JEFF & ANGIE SHADY

EXISTING DRIVE
NO NEW DRIVE NEEDED

N

10863 MADISON ROAD CENTER JUNCTION

SECTION 2
MADISON T
3/10 MILE E
1 MILE NORTH

W



CONCRETE OPEN
BROOM OUT
COLLECTION AREA

REMOVED
REMOVED
MACHINE SHED
STEPS

NEW 40x90
SHIP

S

SETBACKS

70ft

185ft
110ft